



# Sycamore Cottage | Morland





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Drive through meandering country lanes and delight in the bubbling becks of Morland. Green pastures slowly pass you as your drive takes you towards the hidden gem in the crown of Eden. Morland is a picturesque village which is both charming and captivating in its appeal.

Sycamore Cottage, nestles at the top of the Village and commands some of the loveliest of views. This delightful property offers a perfect blend of timeless character and modern comforts, making it an ideal countryside retreat.



Built in 2016, the home has been meticulously thought out by the Vendors. The Air Source Heat Pump fuels the underfloor heating system, both upstairs and down, negating the need for bulky radiators. The new and thick insulation gives solidity to the walls and makes the ambient temperature a constant 50 degrees. Chunky oak beamed lintels sit beautifully above the double glazed sash windows...never before has a recently built home felt so charming and yet so incredibly eco efficient!

Park your cars (there is room enough for four!) on the discreet gravelled driveway and breath in that clean country air. Your first experience of Sycamore Cottage has to be the gardens. Stunning in their creation, the current Vendors have lovingly and painstakingly planted all areas of the wrap around garden. Wisteria to grow and adorn the front of the house and colour guaranteed all year around in this haven in Eden.





Push open the oak door with black hardware to reveal the centre piece of the home...The Kitchen Diner.

Stunning in its design, the space is tranquil and simply superb. Painted walls in Farrow and Ball's 'Off White' sits against the wooden painted kitchen units in 'Missling' and Oak work surfaces marry with the Limestone flooring beautifully, giving the kitchen a country charm that belies its age.

Wooden lintels above the double glazed sash windows and oak sills add to the character of the room.

A stunning Range style cooker sits within a cooking nook and a solid wooden oak beam acts as the supporting lintel.

The room has ample space to accommodate a large dining table which is the focal point of the room. Imagine Christmas Feasts or family dinners here!

From the Kitchen we have access to the Rear Boot Room/Utility Room, the Lounge, the upper floor and the Front Vestibule.

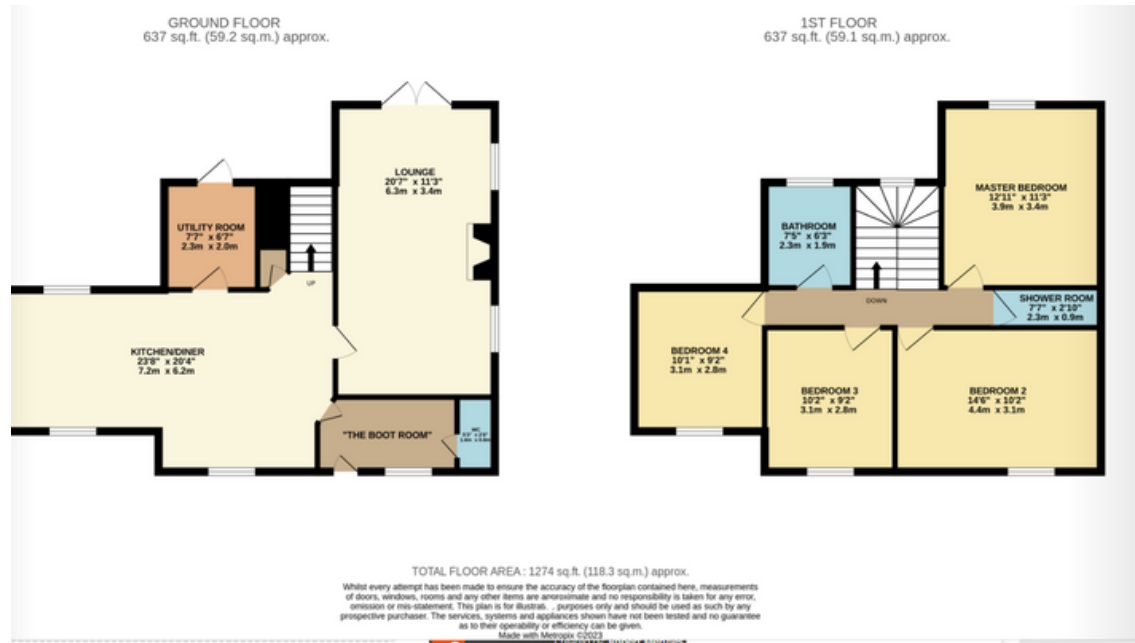


## Kitchen/Diner

The cottage features a spacious and well-appointed kitchen, perfect for culinary enthusiasts to showcase their skills. Adorned with oak countertops, high-quality appliances, and ample storage space, this kitchen is a chef's dream. Enjoy preparing delicious meals while soaking in the natural light streaming through the windows, offering scenic views of the picturesque countryside.

## The Lounge

Relaxation awaits in the comfortable living areas, where you can unwind with loved ones or indulge in your favourite book. The carefully curated furnishings and tasteful décor from the Farrow and Ball palette, creates an ambiance of comfort and elegance, making it an ideal place to create lasting memories.



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**Totally Delightful Bedrooms**  
Is it the large proportions of each room...or the neutral and calming tones of the Farrow and Ball's palette range, The beautiful decor, or the captivating views that makes you fall in love with each and every one of Sycamore Cottages bedrooms. The styling and attention to detail that has gone into each and every room is staggering. Which one will you fall in love with first I wonder?

## The Wet Room

Located next to the Master Room, this wet room has the feel of a luxurious spa.

A drench shower overhead and traditional shower jet will leave you spoiled for choice as you step in to the Tiverton tiled room.

This wonderful addition to the upper floor allows the family options and avoids squabbles over who is using the bathroom next!

## Bathroom

Soak away the day in a stunning claw foot bath with candles and feel the stress of the day melt away.

The Family Bathroom is a classic example of luxurious décor mixed with country style.

The circular porcelain sink and rustic style taps are housed in a beautiful vanity which helps to hide the family's toiletry clutter, whilst a handmade corner unit houses those fluffy white towels!

Painted in Farrow and Ball's 'Off White' the room is clean and fresh. The hardwearing engineered oak flooring is warm underfoot thanks to the underfloor heating, making this room sumptuous and oh so welcoming.

## The Gardens

From the moment you walk through the charming gate at the front of the property and hear the crunch of gravel underfoot, you are met with fragrant mature planting which lends itself to this charming cottage.

The garden wraps itself protectively around the house. Whether you choose to dine al fresco at the rear of the property, or entertain a garden party on the expansive lawn to the side, you will be captivated with how much care and attention has gone into the landscaping of Sycamore House.

The views from the top of the lawn are some of the best in Morland and from here you can look down to the house and marvel in a stunning, modern piece of architecture which looks as though it has stood here for many generations, thanks to the amazing stone masonry.

# The Essentials



The Crown Inn  
0.5 Miles



Penrith  
8.2 Miles



The Mill Yard  
Cafe  
0.5 Miles



Boots Pharmacy  
8.2 Miles



Lake Ullswater  
22 Minute  
drive



Cliburn Moss Nature  
Reserve  
3.2 Miles





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